

Property

Asking Price

General Condition

Price For Works

**Orientation,
location, highways**

*i.e. front faces North, the
neighbouring properties are run
down, on street parking only.*

External

Chimneys

straight, capped, brickwork sound

Roof

sound, level, tile condition

Rainwater goods

at correct fall, good order, leaves

Walls

*brickwork and mortar sound,
cracks, airbricks uncovered, any
sign of damp proof course*

Lintels

above doors and windows, cracks

Windows

double glazed, new, good condition

External

Walls

decoration required?

Floors

replace throughout or keep in places?

Damp

signs near windows / chimneys / ground level

Electrics

last rewire? do sockets look old?

Plumbing

heating - GCH, radiators, age of boiler

Kitchen

new or upgrade?

Bathroom

new or upgrade? Shower = must

Room to extend

*into loft / rear extension
alter layout to give larger rooms /
more rooms?*

Notes

What is the Vendors situation. Is there a timeframe to be worked towards?

Anything of note in the immediate locality that might impact demand from tenants?

Include pictures of any defects as well as images of the surrounding properties and area.